

3.89 Acres/1.6 Hectares

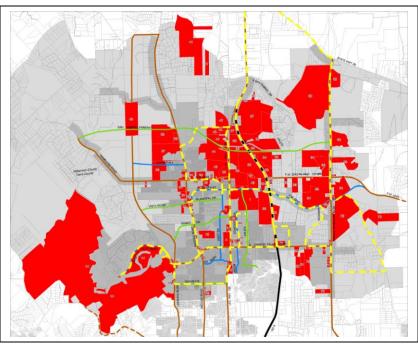
US Highway 183 frontage

Utilities not available

Greenfield

Extra-Territorial jurisdiction (adjacent to the north end of the 2,300 acre/931 hectare, award-winning Transit Oriented Development (TOD))

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Property											
Total Acreage: 3.89 acres	Map: MAPSCO Austin 2006 Street Guide, pg. 282, Sec. X										
Location				ı							
City: Leander				County: Williamson							
Address/Directions: 50 Hi (TOD) and north of the US				·					ansit Orient	ed Development	
Within City Limits: No				Distance from City Limits: Adjacent							
Distance to US Highways: frontage (169 feet/ 51.5 meters) Distance to Interstate Highways: 12 miles/19.3 km				Type of Zoning: Extra-Territorial Jurisdiction							
General Site Informat	tion										
Previous Use of Site: Ope	on: Excellent Dimensions: 169 x 990 feet/51.5 x 301.8 met						301.8 meters				
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes				Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete							
Adjoining Acreage Availab	Adjoining Acreage Available: No Can Site Be Divid					Lot Size	e: Not	Applicat	ole		
Improvements Road Distance to Rail: 1.5 mile/2.4 km				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail							
Proximity to Port(s): Three (3) hours to Port of Houston				Other Improvements: Not Applicable							
Fenced: No				Landscaped: No							
Located within an Industrial Park: No				Type of Business: Commercial and Retail							
Deed Restriction(s): No				Covenants: No							
Utilities											
City of Leander Services: Water - Size of N Department of Engineering, (512) 528-2700 Pressure: psi (n				I		Sewer - Size of Nearest Line: inches/cm (not applicable)					
Electric Service: Pedernales Electric Cooperative (PEC)	Phone:	(830) 8	868-6041	Facs: (51	12) 268-0328		E	Email: Trista.fugate@peci.com			
Natural Gas Service: ATM (512) 310-3810	OS Energy, Size of Ne Poly II			earest Line: 6 inch/15.2 cm			Press	Pressure: Intermediate Pressure			
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424			Facs: (512) 870-4475 and/ (979) 595-2445				Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com			
Solid Waste Disposal: Clawson Disposal, Inc.	Phone	(512) 2	259-1709	Facs: (512) 746-5807			E	Email: clawsondisp@earthlink.net			
Sales Information											
Contact: David Lotspeich	Phone: (512) Facs: 251-4778 251-57			(512) Email: houseishome@y			oo.cor	Web Site:		nepagerealestate	.com
Sales Price: \$10.00 per square foot				Lease Price: Not Applicable							
Comments: Very attractive hectare, award-winning Tracommercial/retail developed	e propert ansit Orie	y adjace ented De	evelopmen	it (TOD). T	he Villages o	of Messin	a will	be a 700-	home, 90-ad		931